

SPECIAL NOTICES.

PROPOSED BUILDING CODE

To Be Considered at a Special Meeting of the Village of Brattleboro Friday, Dec. 18, 1914

Section 1.—In addition to all the provisions of Chapter 160 of the Public Statutes relating to building inspectors, which has been duly adopted by the Village of Brattleboro, the following provisions shall constitute and be known as the Building Code, and may be cited as such and presumably provide for all matters concerning, affecting, or relating to the construction, equipment, alteration, repair, or removal of buildings or structures erected or to be erected in the Village of Brattleboro.

Sec. 2.—The inner fire district of the Village of Brattleboro shall include the territory within the following described limits:

Beginning at a point on the Vermont state line easterly of the center line of Harris Place, thence westerly to the center line of Harris Place to the center line of Main street, thence southerly along the center line of Main street to its intersection with the center line of Grover street, thence westerly along the center line of Grover street to a point North of the Western boundary of the Federal property, thence southerly along the East line of lands of Charles R. Cross by to the center of High street, thence easterly along the center line of High street to the intersection of the center line of Green street, thence southerly and westerly along the center line of Green street to its intersection with the center line of School street, thence southerly along the center line of School street to its intersection with the center line of Elliot street, thence along the center line of Elliot street to a point in said Elliot street where the center line of said street would be intersected by a continuation of the West property line of the lot upon which stands the overall shop occupied by the Hooker, Corser & Mitchell Co., thence southerly along said described line to the center of Frost street, thence westerly along the center line of Frost street to the West line of the S. A. Smith Mfg. Co. property, thence southerly and easterly along the line of the said S. A. Smith Mfg. Co. property to a point where the West line of the lands of W. R. Stuart intersects with said property, thence along the West line of the lands of said W. R. Stuart to the center of Canal street, thence easterly along the center line of Canal street to its intersection with the East end of Clark street, thence along the center line of Clark street to its intersection with Lawrence street, thence easterly along the center line of Lawrence street to its intersection with South Main street, thence southerly on the center line of South Main street 120 feet, thence East to the Vermont state line, thence southerly along the Vermont state line to place of beginning.

Sec. 3.—This code shall apply to and be enforced within the limits of the "Inner Fire District," and in all other portions of the Village, except as hereinafter specified or modified by the Building Inspector.

Sec. 4.—No wall, structure, building, or part thereof shall hereafter be built or constructed, nor shall the equipment or wiring of any building, structure, or premises be constructed or altered in the Village of Brattleboro, except in conformity with the provisions of this Code.

No building already erected or hereafter to be built in said village, shall be raised, altered, moved, or built upon in any manner that would be in violation of any of the provisions of the Code, or the approval issued thereunder.

Sec. 5.—No wood or frame building shall be erected in limits of inner fire district unless the same shall be protected by an automatic sprinkling system installed and maintained to the satisfaction of the Building Inspector, except that the Building Inspector may give permission for the erection of a dwelling house of wood not more than two stories in height providing that the same shall be erected a suitable distance from other buildings to avoid danger from fire.

Sec. 6.—Before the erection, construction or alteration of any building or part of any building, structure, or part of any structure, or wall or any platform, staging or flooring, to be used for standing or seating purposes, and before the construction or alteration of the wiring of any building, structure or premises commenced.

The owner or lessee or agent of either, or the architect or builder, employed by such owner or lessee, in connection with the proposed erection or alteration shall submit to the Building Inspector a detailed statement of the specifications on blanks to be furnished to applicants by the inspector, and a full and complete copy of the plans of such proposed work, or memoranda thereof, together with such structural detail drawings of said proposed work as the Inspector may require, all of which shall be signed, giving the full name and residence, street, and number of the owner or each of the owners of said building or proposed building, or premises, or if a corporation the name and business address, the names of the president, secretary, or treasurer thereof. Said detailed statement of specifications and copy of the plans shall be kept on file in the office of the Building Inspector.

And the erection, construction, or alteration of said building, structure, wall, platform, staging or flooring, or any part thereof, and the construction or alteration of wiring shall not be commenced or proceeded with until said statements and plans shall have been so filed and approved by the Inspector, and when proceeded with shall be in accordance with such approved statements, specifications, memoranda, or copy of plans. Plans filed with the Inspector shall be accompanied by statement of the character of the soil at the level of the footings if the Inspector shall so require.

Any approval which may be issued by the Inspector pursuant to the provisions of this section, but under which no work is commenced within one year from the date of issuance, shall expire by limitation.

Ordinary repairs of buildings or structures may be made without notice to the Inspector, but such repairs shall not be construed to include the cutting away of any stone or brick wall or any portion thereof, the removal or cutting of any beams or supports, or the removal, change, or closing of any staircase.

Sec. 7.—When plans and detailed statements are filed with the Inspector or the erection of a new building, if an existing building or part of an existing building is to be demolished, such act shall be stated in the statement so filed.

Sec. 8.—A frame building shall be taken to mean a building or structure in which the exterior walls or a portion thereof shall be constructed of wood. Buildings sheathed with boards and partially or entirely covered with four inches of brick or stone work shall be deemed to be frame buildings.

Sec. 9.—All structural material of whatever nature shall be subjected to such tests or inspection to determine its character and quality as the Building Inspector shall require and in no case shall materials rejected by the Inspector for any particular building be used herein.

Sec. 10.—All excavations for buildings shall be properly guarded and protected so as to prevent the same from becoming dangerous to life and limb, and shall be sheathed with the person or persons causing the excavations to be made, when necessary to prevent the adjoining earth from caving in.

Sec. 11.—The walls of all buildings, other than frame or wood buildings shall be constructed of stone, brick, or Portland cement, concrete, iron or steel, or as approved by the Inspector other material, incombustible material, and the several component parts of such building shall be as herein provided.

Sec. 12.—No building or structure hereafter erected except church spires or elevator buildings shall exceed in height 2 1/2 times the width of the widest street upon which it stands, but in no case shall any building exceed 100 feet in height, or if to be used above first story is a factory, warehouse or store, shall it exceed 55 feet in height.

Sec. 13.—Every building hereafter erected or altered for use as an apartment house or a tenement house exceeding four stories and basement in height, house and tenement house four stories in height above the cellar, shall be built fire proof. Behind every apartment house and tenement house four stories in height hereafter erected on a side lot, there shall be a yard not less than 12 feet in depth extending across the entire width of the lot and at every point open from ground to sky unobstructed. Said yard to be increased in depth two feet for every added story in height to the building and may be decreased one foot for every story in height of the building less than four stories.

Sec. 14.—No separate tenement house or apartment house shall hereafter be erected upon the rear of a lot 50 feet or less in width where there is an apartment house or a tenement house on the front of the said lot, not upon the front of any such lot upon the rear of which there is such a house.

If any building is hereafter placed on the same lot with a tenement house or an apartment house, the space between the said building shall always be of such size and arranged in such manner as is prescribed for yards in rear of apartment houses and tenement houses, and no building of any kind shall be hereafter placed upon same lot with a tenement house or apartment house so as to decrease the minimum size of courts or yards as hereinbefore prescribed.

Sec. 15.—No tenement house or apartment house or any part thereof shall be used as a place of storage for any article or material dangerous to life or health for the storage of feed, hay, straw, excelsior or cotton, nor for the storage or handling of rags, except under such conditions as may be prescribed by the Inspector in a written order.

Sec. 16.—No bakery or no place of business in which fat is boiled shall be maintained in any tenement house or apartment house which is not fireproof throughout, unless the ceiling and side walls of the said place where fat boiling is done or baking ovens are used are made safe by fireproof materials around the same. There shall be no openings either by door or window, dumb waiter shafts or otherwise between said bakery or said place where fat is boiled in any tenement house or

apartment house and the other parts of the said building.

Sec. 17.—The dead loads in all buildings shall consist of the actual weight of walls, floors, roofs, partitions, and all permanent construction and equipment.

The live loads shall consist of all loads other than dead loads. The live load of the floors of dwellings, apartment houses, hotels, and tenement houses shall be assumed as sixty pounds per square foot. On first floors of office buildings one hundred and fifty pounds per square foot. On all floors above the first floor, seventy-five pounds per square foot.

On floors of schools, seventy-five pounds per square foot. On floors of stores, light manufacturing plants, and buildings used for light storage, not less than one hundred twenty pounds per square foot. On floors of warehouses, factories, and stores for heavy material, one hundred fifty pounds per square foot. Side walls over vaults and area ways, three hundred pounds per square foot.

Sec. 18.—No chimney shall be started or built upon any floor or beam of wood. In no case shall chimney be corbeled out more than eight inches from the wall and in all cases the corbeling shall consist of at least five courses of brick.

All chimneys which shall be dangerous in any manner whatever shall be repaired and made safe or taken down.

Sec. 19.—In any building hereafter erected to be used as an office building, store, factory, hotel, lodging house, apartment house, tenement or school, the stairways shall be built in such manner of such material and of such number as shall meet the approval of the Inspector. All stairways of a public character, or for the use of the public, shall be kept in good and sufficient repair and properly lighted at all times.

Sec. 20.—No opening in any floor or roof shall be without a solid covering or an enclosure, except as authorized by the Inspector. In any stairway, hallway, or corridor of a public character or for public use, the doors shall open outward from the building, and outward from the stairs in a direction that leaves the building.

Sec. 21.—Whenever buildings shall be erected or increased in height or repaired upon or along any street front, the owner, builder or contractor constructing or repairing such buildings shall have erected and maintained during such construction or repair a shed over the sidewalk in front of said premises extending from building line to curb, the same to be properly, strongly and tightly constructed, so as to protect pedestrians and others using such streets.

All outside and inside scaffolds, floors, roofs, and other parts of buildings shall be properly constructed and of sufficient strength to insure the safety of the workmen or any person or persons having occasion to visit the premises during the construction, alteration, or repair of any building or structure.

Sec. 22.—All buildings and structures of any nature for any purpose whatsoever, whether temporary or permanent in character, not already mentioned in this Code shall be constructed in such manner and under such conditions as the Inspector may prescribe.

Sec. 23.—The arrangement, construction and operation of all heating and power plants or apparatus shall meet the approval of the Inspector.

Sec. 24.—All exterior woodwork or wood cornices within the fire limits, that may now be or that may hereafter become unsafe or rotten, shall be removed, and if replaced shall be constructed of some fireproof material, and the building inspector may cause such exterior wood work or wood cornices to be removed or replaced with fire proof material whenever in his judgment the same shall be necessary for the prevention of fire.

Sec. 25.—Planking and sheathing of the roofs of buildings shall not in any case be extended across the slides or party walls thereof.

Every building and the tops and sides of every dormer window thereon shall be covered and roofed with brick, tile, slate, tin, copper or iron or such other incombustible roofing as the Inspector under his certificate may authorize.

Nothing in this section shall be construed to prohibit the repairing of any combustible roof within or without the fire limits, provided the building is not altered in height, nor the pitch of the roof lessened, but this shall not be construed to permit the renewal of a combustible roof.

Sec. 26.—In any building in which there exists any hoist-way or elevator or well-hole not enclosed in walls constructed of brick or other fire proof material, the openings through and upon each floor of said building shall be provided with and protected by a substantial guard or gate, and with good and sufficient automatic trap doors properly counter-weighted and covered with tin on the under side and edges, and so constructed as to form a substantial floor surface when

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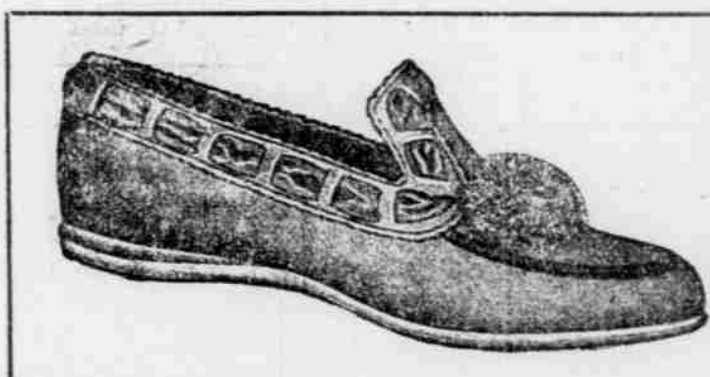
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closed. The guards or gates and railings shall be of such material and form of construction as may be approved by the Inspector.

Sec. 27.—All dumb waiter shafts shall be enclosed in suitable walls of such material and form of construction as shall meet the approval of the Inspector.

Sec. 28.—All fire appliances, fire escapes, fire proof shutters and doors, extinguishers and sprinkler systems, other than those owned by the fire department, shall be constructed and arranged, as and when ordered by the Inspector.

Sec. 29.—In all structures or buildings more than one story in height hereafter erected, the space between studs, joists and wall-furrings shall be properly fire stopped at each story. In all apartment houses exceeding three stories in height the partitions shall be filled in solid between the uprights to the depth of the floor beam with suitable incombustible materials.

Sec. 30.—In wooden or frame buildings all chimneys shall start from the ground or cellar bottom on a suitable foundation. In no case shall any chimney be built against, corbeled on top of, or hung upon any wooden timber, girder, or post, nor shall any chimney be built with an offset, except at fire place throats.

All chimney flues shall be provided with clean-out door at the bottom.

Sec. 31.—Within the inner fire district, no frame building more than two stories in height shall hereafter be raised or altered to be used as a factory, warehouse or stable.

Sec. 32.—No building or structure within or without the fire limit shall be moved from one lot to another until a statement setting forth the purpose of said removal, and the uses to

which said building is to be applied, is filed in the Inspector's office, and a permit be first obtained therefor. No wood building shall be moved from without to within the fire limits.

Sec. 33.—No frame building shall hereafter be erected exceeding three stories high to be occupied by more than six families.

Sec. 34.—For all frame buildings for ordinary uses, excepting hotels, and public assembly places outside of the fire limits, only so much of the requirements, regulations, and restrictions of this Code shall apply as in the opinion of the Inspector may be necessary for safety and health.

Sec. 35.—No roof or gutter or drain shall be built or constructed so as to shed snow or water upon any space used as a public or private sidewalk or passway.

Sec. 36.—The building Inspector shall have the power to adopt and enforce in the village of Brattleboro any standard set of specifications for electrical wiring or relating to electrical appliances or apparatus which the Commissioners of said village shall have approved.

These specifications shall be amended or modified from time to time to meet future conditions and requirements.

Sec. 37.—The Building Inspector shall have power to vary or modify any of the provisions of this Code or any rule or regulation of his department relating to the construction, alteration, equipment or removal of any building or structure erected or to be erected within the village of Brattleboro where there are practical difficulties in the way of carrying out the strict letter of this Code, so that the spirit of this Code shall be observed and public safety secured and substantial justice done. But no such variation or modification shall be granted or allowed unless the particulars of each application and of the decision of the said Inspector thereon shall be entered upon the records of the department.

Sec. 38.—The Building Inspector shall keep a record of all applications presented to him concerning, affecting or relating to the construction, alteration, equipment or removal of buildings or other structures.

Such records shall include the date of the filing of each such application, the name and address of the owner of the land upon which the building, or structure mentioned in such application is situated, the names and addresses of the architect and builder employed thereon, a designation of the premises by street number or other information sufficient to identify the same, a statement of the nature and proposed use of such structure, together with a memorandum of the decision of said Inspector upon such application, and the date of his decision.

Each application for a new or altered building or structure shall be numbered respectively and consecutively in the date and order of filing, and each permit issued shall correspond in number to the application therefor.

The books and files containing such applications are hereby declared to be public records and all plans, statements, and other papers relating to any such application are hereby declared to be public records, and shall be open to inspection at all reasonable times, but such inspection shall not include the right to copy any plan on file. The copying of any filed drawing, tracing, or print is hereby forbidden.

Sec. 39.—Any building or structure or part thereof in the village of Brattleboro which has been or may be partly destroyed by fire or explosion or from any other cause, will be repaired or rebuilt only under the approval and with the written permission of the Inspector.

Sec. 40.—Any building or structure or part thereof now erected or hereafter erected which is used for a garage or stable for automobiles shall be fire proofed if required by the Inspector.

In all public garages and automobile repair shops the Inspector shall post such notices and regulations as the conditions and circumstances in his judgment require to be enforced for

the safeguarding of property and life and the prevention of fire.

Sec. 41.—Nothing in this Code contained shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action accrued or existing under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Code.

Sec. 42.—The invalidity of any section or provision of this Code shall not invalidate any other section or provision thereof.

Sec. 43.—This ordinance to be known as the Building Code shall take effect immediately on the day after its approval and adoption by the legal voters of the village of Brattleboro.

= 11 =
Days to Christmas

Dec. 14

Still Time to Do Your Christmas Buying In Comfort

DOINGS OF THE VAN LOONS



It really looks as if Mother has refused to back water